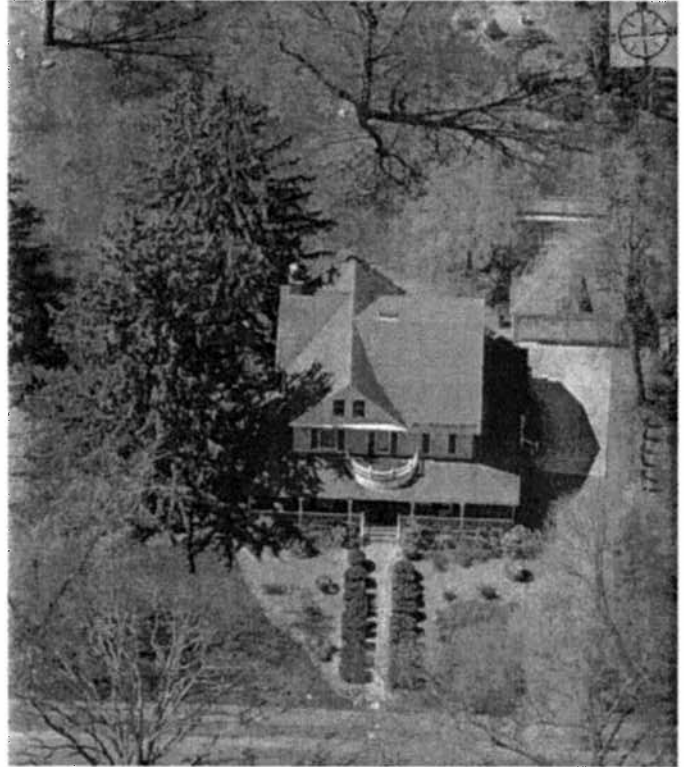


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**For
November 18, 2010
MEETING NO. 14-10**

APPLICATION: HDC2011-00522
ADDRESS: 108 Forest Avenue
ACCEPTED: 11/3/10
45 DAY LIMIT: 12/20/10
OWNER: Pat Ebrahimi
REQUEST: Pave gravel driveway with
exposed concrete aggregate
STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests approval to pave the portion of the existing gravel driveway that is not already concrete with an exposed aggregate concrete material.

STAFF RECOMMENDATION:

Staff recommends approval, given the following findings:

The proposed alteration leaves the essential form and integrity of the historic property unimpaired. The use of exposed concrete aggregate provides a sense of a bank run gravel surface, which is similar to historical driveway gravel when oyster shell was not used. The proposed work meets the *Secretary of the Interior's Standards* #2 ("...The removal of historic materials ..or alteration of ...spaces that characterize a property shall be avoided.") and #9 ("New ... construction shall not destroy historic materials that characterize the property...").

[DRAFT MOTION OF APPROVAL:]

Finding HDC2011-00522, for installation of a concrete driveway with an exposed aggregate finish in compliance with *Secretary of the Interior's Standards* #2 and #9, and finding no negative impact on the architectural significance of the building with this proposal, I move approval of the application.

BACKGROUND: Rockville's most prominent builder, Mr. Edwin West, built the property, known historically as the Smith House, in 1890. The first owner, Mr. Edwin Smith, was an astronomer employed by the U.S. Coast and Geodetic Survey from 1870 to his death in 1912. An outbuilding on his property served as an observatory for the Coast and Geodetic Survey from which Mr. Smith plotted the stars as part of a successful worldwide scientific effort to measure the "wobble" of the earth. The house is a large front-gable Victorian with a generous wrap-around porch and a unique semi-circular balcony centered over the front entry.

This application is coming to the HDC because the owners find that the gravel travels into the street and adjacent grass and planting areas. They propose installation of a paving material that will provide a sense of gravel, using concrete with an exposed aggregate finish. While this will not match the existing concrete on the rear third of their driveway, they are concerned and feel that the exposed aggregate more closely approximates a historic gravel driveway, and will be more compatible with their 1890 house, than would a plain concrete finish.

Property Area: 28,703 sq. ft.
Structure Area: 3,178 sq. ft.
Zone: R-90 HD

City of Rockville Permits Required:

No permit is required for paving a driveway on private property.

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:

The house faces east along Forest Avenue. The current driveway is located on the north side of the house, and it leads back to an existing two-car garage. A third of the driveway - from the side entrance of the house to the front of the garage - is already paved with concrete. The surface is a typical smooth finish. The remaining two-thirds of the driveway has blue-stone gravel. The public sidewalk in front of the house is paved with brick.

Gravel driveways were a typical feature of 19th century homes, when there was a driveway at all. The historical paving material was commonly crushed oyster shell or a small rounded pea gravel or bank run gravel. The blue-stone is a more modern paving material and therefore is not an original material. The applicant proposes to install a concrete driveway with an exposed aggregate finish. The pebble aggregate within the concrete is exposed after the concrete is laid down by brushing or otherwise settling down the concrete to let the gravel show through. This was a popular early 20th century finish, and would be consistent with the time period when the automobile was popularly introduced into suburban areas. Staff recommends that this will present the idea of gravel while still providing the owners with a finished surface.

OTHER CONSIDERATIONS:

Tax credits will not apply, as they are not given for landscape matters in general.

COMPLIANCE WITH GUIDELINES:

Staff finds that the proposed alteration meets the Secretary of the Interior's *Standards for Rehabilitation* # 2 and #9 (see below).

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Attachments: Application



City of Rockville
 Department of Community Planning and Development Services
 Historic Preservation Office
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
 www.rockvillemd.gov/historic

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: 108 FOREST AVE DRIVEWAY

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP <u>108 FOREST AVE 20850</u>		
	SUBDIVISION <u>WEST END PARK</u>	LOT <u>21</u>	BLOCK <u>5</u>
	ZONING <u>R-90</u>	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)
APPLICANT*	FIRST <u>PATRICIA</u>	MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP <u>SAME</u>	
	LAST <u>EBRAHIMI</u>	PHONE / FAX / E-MAIL <u>757 619-9789</u> <u>pat@show-sma.com</u>	
PROPERTY OWNER	FIRST <u>SAME</u>		
	LAST		
ARCHITECT Registration #	COMPANY		
	LAST	FIRST	

SCOPE OF WORK		
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input checked="" type="checkbox"/> OTHER <u>DRIVEWAY</u>

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary):

PLEASE SEE ATTACHED

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC 2011-00522</u>
Public Hearing Date	
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	

Signature of Applicant [Signature]

Received by:	<u>[Signature]</u>
Accepted by:	
Date:	<u>11/3/10</u>

See reverse side
Revised 3/07

①



HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

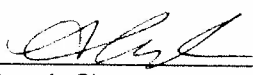
Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.



Applicant's Signature



Date

*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm

108 Forest Ave Driveway

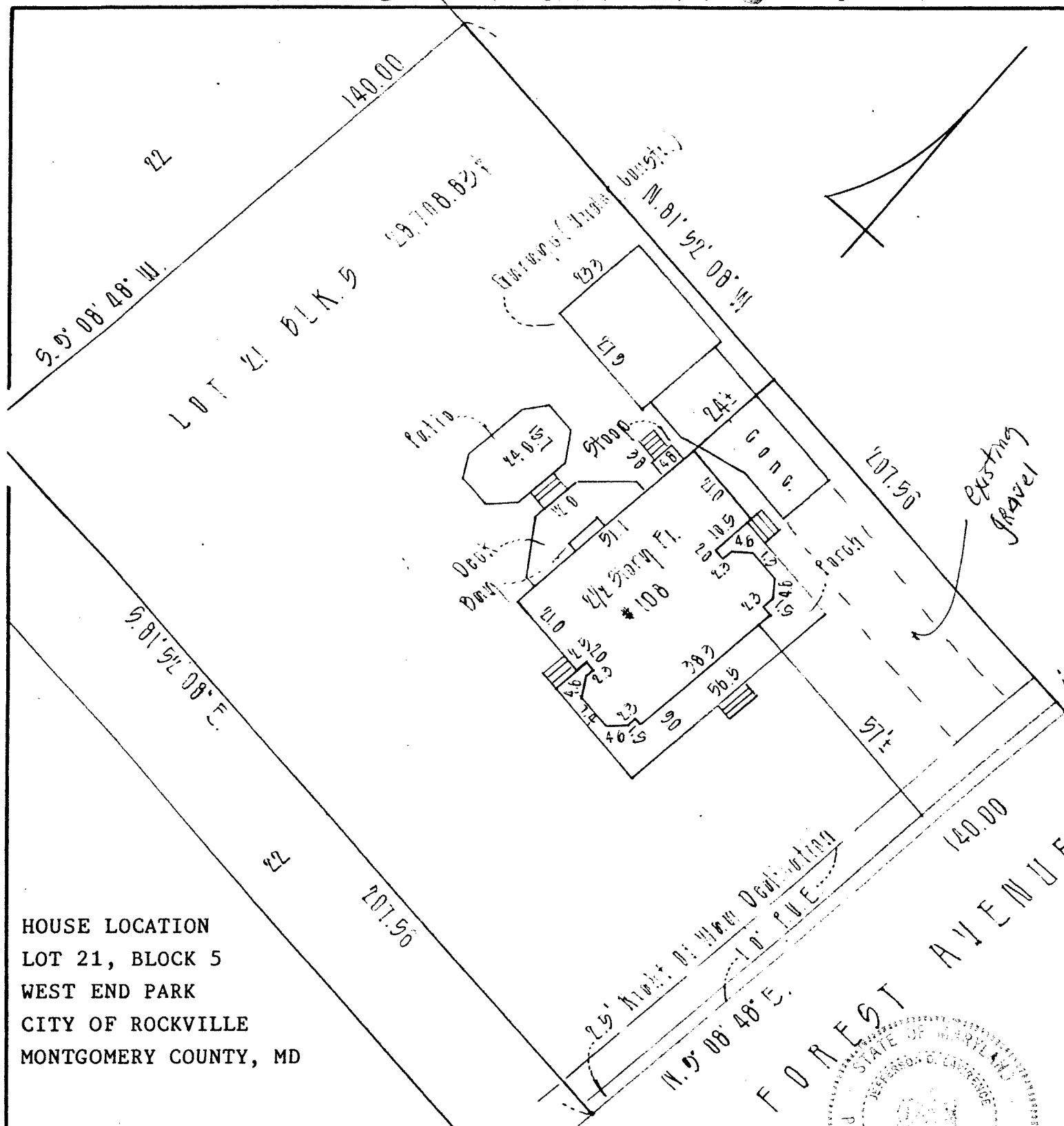
The existing driveway is 113 feet long. The first 78 feet from the street is gravel and the remaining 35 feet to the garage is concrete. The concrete is 20 years old and is in disrepair and in need of replacement. The gravel portion has been problematic, especially in the winter time when blowing snow. The snow blower spews the gravel all over the place.

We intend to replace the existing concrete driveway this fall and wish to extend the concrete all the way to the street, replacing the existing gravel portion of the driveway with 14 feet wide concrete, which will be as wide as the existing brick apron at the entrance to Forest Avenue as well. We are considering either regular gray concrete or preferably a more expensive and esthetically pleasing exposed aggregate concrete.

We appreciate the commission's consideration of our request and application, and if the commission finds that neither option is acceptable, we will then proceed with just replacing the existing concrete in kind and leave the gravel drive as is.

Thank you.

P.S. Our first choice is exposed aggregate



HOUSE LOCATION
LOT 21, BLOCK 5
WEST END PARK
CITY OF ROCKVILLE
MONTGOMERY COUNTY, MD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jefferson D. Lawrence

JEFFERSON D. LAWRENCE
REGISTERED LAND SURVEYOR MARYLAND # 5216

REFERENCES

PLAT BK. 160

PLAT NO. 18176

LIBER

FOLIO

ANDJON ASSOCIATES

7 Brookes Avenue
Gaithersburg, Maryland 20877
(301) 840-9010

DATE OF SURVEYS

SCALE: 1" = 30'

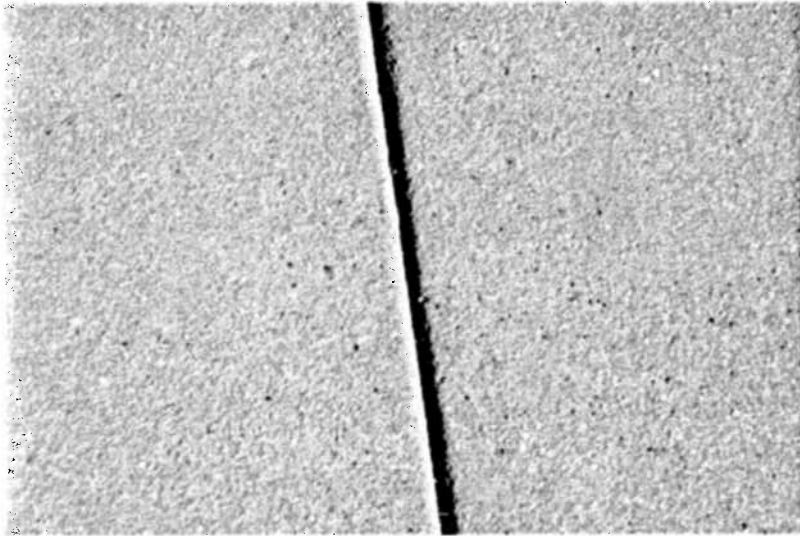
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HSE. LOC.: 5-16-91

BOUNDARY:

JOB NO.: 59791



EXPOSED AGGREGATE CONCRETE

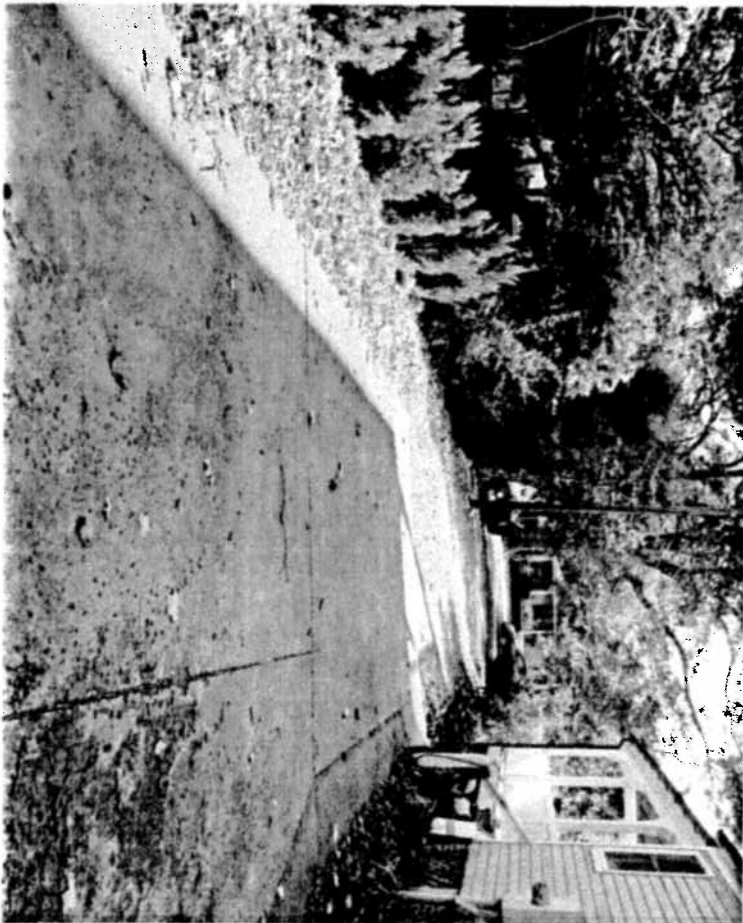
FROM GARAGE TO STREET



FROM FOREST AVE



FROM GARAGE TO STREET



FROM FOREST AVE

